

**City of San Marcos  
City Council/Council Appointee  
Annual Financial Disclosure Form**

**Notes:** 1. This report covers the reporting period from January 1, 2015 to December 31, 2015.  
2. Attach information on additional pages if necessary.

Name: **James Scott Gregson**  
Residence address: **120 West Hopkins, Suite 200**  
**San Marcos, TX 78666**

**City Clerk**



**APR 07 2016**

Title of position held with the City: **San Marcos City Council, Place 5**

Name of spouse (if applicable): **N/A**

**City of San Marcos**

Names of all dependent children (if applicable) **N/A**

Names under which you, your spouse, or any of your dependent children do business:

1. East Hopkins, LLC
2. 120 West Hopkins, LP
3. 120 West Hopkins SM, Inc.
4. Gregson Investments
5. Newstreamz Media, LLC
6. McNabb & Company (independent licensed real estate agent selling commercial property)
7. N11724, LLC
8. Top Prop Aerial
9. Scott Gregson, Individually

**Note – You may use the following reporting categories to describe amounts and values:**

- |                           |   |
|---------------------------|---|
| (1) <b>Category I</b> –   | At least \$100.00 but less than \$10,000.00         |
| (2) <b>Category II</b> –  | At least \$10,000.00 but less than \$20,000.00      |
| (3) <b>Category III</b> – | At least \$20,000.00 but less than \$50,000.00      |
| (4) <b>Category IV</b> –  | At least \$50,000.00 but less than \$75,000.00      |
| (5) <b>Category V</b> –   | At least \$75,000.00 but less than \$100,000.00     |
| (6) <b>Category VI</b> –  | \$100,000.00 or more - report to nearest \$100,000. |

1. Identify each source of income amounting to more than \$100.00 received in the reporting period by you, your spouse, or any of your dependent children:

Name, address of income source	Nature of income (e.g., salary, dividends, rent, etc.)	Amount of income (by reporting category)
East Hopkins, LLC	Business Income/Rent	IV
120 West Hopkins, LP	Business Income/Rent	II
San Marcos Downtown Properties, LLC	Business Income/Rent	III
Scott Gregson, Individually	Commercial Real Estate Sales and Consulting Income	V
Each of these businesses operate at:		
120 West Hopkins, Suite 200		
San Marcos, TX 78666		

2. Identify each option held, owned, acquired or sold by you, your spouse, or any of your dependent children during the reporting period:

Nature of option (real estate, stock, etc.)	Amount of transaction (by reporting category)	Name, address of other parties to the transaction
N/A		

3. Identify each business entity, nonprofit entity or union in which you, your spouse, or any of your dependent children was a partner, manager, officer, member of the board of directors, proprietor or beneficiary during the reporting period:

Name, address of business or nonprofit entity or union	Position held
1. East Hopkins, LLC 2. 120 West Hopkins, LP 3. 120 West Hopkins SM, Inc. 4. Newstreamz Media, LLC 5. San Marcos Downtown Properties, LLC 6. N11724, LLC 7. Top Prop Aerial  Each of these entities are located at: 120 West Hopkins, Suite 200 San Marcos, TX 78666	Manager/Member Limited Partner President/Shareholder/Director Manager/Member Manager/Member Manager/Member Partner
8. United Way of Hays County, Inc. 215 W. San Antonio St. San Marcos, TX 78666	Board Member/Director
9. LBJ Museum of San Marcos, Inc. 131 N. Guadalupe San Marcos, TX 78666	Treasurer/Director
10. CTMC Foundation 11. CTMC Hospice Advisory Board  These entities are located at: 1301 Wonderworld Drive San Marcos, TX 78666	Board Member Chairman/Board Member
12. San Marcos Industrial Development Corporation 13. San Marcos Citizen's Utility Advisory Board 14. Economic Development San Marcos  Each of these entities are located at: 630 East Hopkins San Marcos, TX 78666	Board Member Vice-Chair/Director Board Member

4. Identify each business entity, nonprofit entity or union in which you, your spouse, or any of your dependent children had an ownership interest with a fair market value of more than \$100.00 at any time during the reporting period:

Name, address of business or nonprofit entity or union	Description of ownership interest (e.g., owner, partner, stockholder)	Value of ownership interest (by reporting category)	Number of shares held/ number of shares issued (if applicable)	Net gain or loss from sale of stock (by reporting category)
1. East Hopkins, LLC	Manager/Member	VI	50%	N/A
2. 120 West Hopkins, LP	Limited Partner	VI	67%	N/A
3. 120 West Hopkins SM, Inc.	Shareholder/President	I	6,667/10,000	N/A
4. Newstreamz Media, LLC	Manager/Member	I	100%	N/A
5. San Marcos Downtown Properties, LLC	Manager/Member		100%	
6. N11724, LLC	Manager/Member	VI		N/A
7. Top Prop Aerial	Partner	IV	50%	N/A
		I	50%	N/A
Each of these entities is located at:				
120 West Hopkins, Suite 200 San Marcos, Texas 78666				

5. Identify any real property in the City or ETJ in which you, your spouse, or any of your dependent children had an interest as owner, beneficial owner (holder of a mortgage), business owner (partner in a partnership; or board member, officer or owner of more than 5% of stock of a corporation), or a leaseholder:

Address or legal description	Name, address of owner(s) (if other than you, your spouse or children)	Fair market value (by reporting category) and present use	For leased property, annual rental amount (by reporting category)	Homestead exemption on this property?
1. 120 West Hopkins	120 West Hopkins, LP	VI	V	N
2. 109-119 East Hopkins	East Hopkins, LLC	VI	V	N
3. 107 East Hopkins	East Hopkins, LLC	VI	V	N
4. 194 S. Guadalupe	East Hopkins, LLC	VI	V	N
5. 104-106 MLK	East Hopkins, LLC	VI	V	N
6. 120 East San Antonio	Texas Music Theater, LLC	VI	V	N
Each of the entities is located at:				
120 West Hopkins, Suite 200 San Marcos, TX 78666				

6. Identify persons, business entities or guarantors to whom you, your spouse, or any of your dependent children owed a debt of more than \$100.00 during the reporting period (not including debts owed to persons related within the second degree of consanguinity or affinity, or loans to a political campaign which were reported as required by law):

Name, address of person, business entity or guarantor to which debt was owed	Amount of debt (by reporting category)	Amount of repayment during reporting period (by reporting category)
Tru-West Mortgage P. O. Box 78637 Phoenix, AZ 85062-8637	VI	V
Pioneer Bank 430 Stagecoach San Marcos, TX 78666	VI	VI
Texas Certified Development Company 1701 W. 7 <sup>th</sup> Street Austin, TX 78702	VI	V
Schertz Bank 519 Main Street Schertz, TX 78154	VI	III
Capital One Bank (USA), N. A. P. O. Box 60599 City of Industry, CA 91716-0599	I	I
American Express P. O. Box 650448 Dallas, TX 75265-0449	I	I

7. Provided this information is not privileged by law, identify persons, business entities or guarantors who owed you, your spouse, or any of your dependent children a debt of more than \$100.00 during the reporting period (not including debts owed by persons related within the second degree of consanguinity or affinity):

Name, address of person, business entity or guarantor that owed the debt	Amount of debt (by reporting category)	Amount of repayment during reporting period (by reporting category)
GGSB, LLC 120 West Hopkins, Ste 200 San Marcos, TX 78666	VI	I

8. Identify the source of each gift or accumulation of gifts from one source of more than \$100.00 in value received during the reporting period by you, your spouse, or any of your dependent children, or received by another person for the use and benefit of you, your spouse, or any of your dependent children (not including 1) a gift received from a relative if given because of kinship, or 2) a gift received by will, by intestate succession or as distribution from an inter vivos or testamentary trust established by a spouse or ancestor):

Name, address of source of gift(s)	Description of gift(s)	Amount or value of gift(s) (by reporting category)
N/A		

9. Provided this information is not privileged by law, if you were the owner of 5% or more of any business entity during the reporting period, list all customers from whom the entity received at least ten per cent of its gross income during the reporting period:

Name, address of customer
1. The Marc SM, LLC, 120 East San Antonio St., San Marcos, TX 78666 (Rent)
2. William M. Rugeley, Attorney at Law, 120 West Hopkins, Suite 102, San Marcos, TX 78666 (Rent)
3. Emily and Craig Hanks, 120 West Hopkins, San Marcos, TX 78666 (Rent)
4. The Hub, 119 East Hopkins, San Marcos, TX 78666 (Rent)
5. GSPSG, LLC., 117 East Hopkins, San Marcos, TX 78666 (Rent)
6. McNabb & Company, 1920 Corporate Drive, San Marcos, TX 78666 (Commission Real Estate Brokerage)
7. Lana Welch, 109 East Hopkins, Suite 100, San Marcos, TX 78666 (Rent)
8. Dave Moody, 111 East Hopkins, San Marcos, TX 78666 (Rent)
9. Justin Arman, 109 East Hopkins, Suite 200A, San Marcos, TX 78666 (Rent)
10. Adriana Mederos, 120 West Hopkins, Suite 100, San Marcos, TX 78666 (Rent)
11. Sergi & Associates, 392 S. Guadalupe, San Marcos, TX 78666 (Consulting)

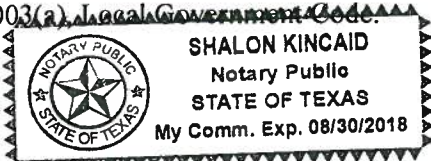
10. Identify any financial interest in any franchisee of the City held during the reporting period by you, your spouse, or any of your dependent children (note: franchise holders are A)Time Warner Cable, B) Pedernales Electric Cooperative, C) Bluebonnet Electric Cooperative, and D) CenterPoint Energy Entex):

Name of franchise holder	Description of financial interest held (stock, mortgage, note etc.)	Value of financial interest (by reporting category)
N/A		

11. Identify any transaction during the reporting period by you, your spouse, or any of your dependent children with any holder of any franchise issued by the City, other than as a customer or patron:

Name of franchise holder	Description of transaction	Value of transaction (by reporting category)
N/A		

AFFIDAVIT I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to a family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a), Local Government Code.



*Scott Gregson*

Signature of Local Government Officer/Appointed Official

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Scott Gregson, this the 6th day of April, 20 16, to certify which, witness my hand and seal of office.

*Shalon Kincaid*  
Signature of officer administering oath

*Shalon Kincaid*  
Printed name of officer administering oath

*Notary*  
Title of officer administering oath